

ARTICLE 4

COMMERCIAL DISTRICT REGULATIONS

TABLE OF CONTENTS

PART 1 4-100 C-1 LOW-RISE OFFICE TRANSITIONAL DISTRICT

SECTION

- 4-101 Purpose and Intent
- 4-102 Permitted Uses
- 4-103 Special Permit Uses
- 4-104 Special Exception Uses
- 4-105 Use Limitations
- 4-106 Lot Size Requirements
- 4-107 Bulk Regulations
- 4-108 Open Space
- 4-109 Additional Regulations

PART 2 4-200 C-2 LIMITED OFFICE DISTRICT

SECTION

- 4-201 Purpose and Intent
- 4-202 Permitted Uses
- 4-203 Special Permit Uses
- 4-204 Special Exception Uses
- 4-205 Use Limitations
- 4-206 Lot Size Requirements
- 4-207 Bulk Regulations
- 4-208 Open Space
- 4-209 Additional Regulations

PART 3 4-300 C-3 OFFICE DISTRICT

SECTION

- 4-301 Purpose and Intent
- 4-302 Permitted Uses
- 4-303 Special Permit Uses
- 4-304 Special Exception Uses
- 4-305 Use Limitations
- 4-306 Lot Size Requirements
- 4-307 Bulk Regulations
- 4-308 Open Space
- 4-309 Additional Regulations

PART 4 4-400 C-4 HIGH INTENSITY OFFICE DISTRICT

SECTION

- 4-401 Purpose and Intent
- 4-402 Permitted Uses
- 4-403 Special Permit Uses

FAIRFAX COUNTY ZONING ORDINANCE

- 4-404 Special Exception Uses
- 4-405 Use Limitations
- 4-406 Lot Size Requirements
- 4-407 Bulk Regulations
- 4-408 Open Space
- 4-409 Additional Regulations

PART 5 4-500 C-5 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

SECTION

- 4-501 Purpose and Intent
- 4-502 Permitted Uses
- 4-503 Special Permit Uses
- 4-504 Special Exception Uses
- 4-505 Use Limitations
- 4-506 Lot Size Requirements
- 4-507 Bulk Regulations
- 4-508 Open Space
- 4-509 Additional Regulations

PART 6 4-600 C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT

SECTION

- 4-601 Purpose and Intent
- 4-602 Permitted Uses
- 4-603 Special Permit Uses
- 4-604 Special Exception Uses
- 4-605 Use Limitations
- 4-606 Lot Size Requirements
- 4-607 Bulk Regulations
- 4-608 Open Space
- 4-609 Additional Regulations

PART 7 4-700 C-7 REGIONAL RETAIL COMMERCIAL DISTRICT

SECTION

- 4-701 Purpose and Intent
- 4-702 Permitted Uses
- 4-703 Special Permit Uses
- 4-704 Special Exception Uses
- 4-705 Use Limitations
- 4-706 Lot Size Requirements
- 4-707 Bulk Regulations
- 4-708 Open Space
- 4-709 Additional Regulations

COMMERCIAL DISTRICT REGULATIONS

PART 8 4-800 C-8 HIGHWAY COMMERCIAL DISTRICT

SECTION

- 4-801 Purpose and Intent
- 4-802 Permitted Uses
- 4-803 Special Permit Uses
- 4-804 Special Exception Uses
- 4-805 Use Limitations
- 4-806 Lot Size Requirements
- 4-807 Bulk Regulations
- 4-808 Open Space
- 4-809 Additional Regulations

PART 9 4-900 C-9 SUPER-REGIONAL RETAIL COMMERCIAL DISTRICT

SECTION

- 4-901 Purpose and Intent
- 4-902 Permitted Uses
- 4-903 Special Permit Uses
- 4-904 Special Exception Uses
- 4-905 Use Limitations
- 4-906 Lot Size Requirements
- 4-907 Bulk Regulations
- 4-908 Open Space
- 4-909 Additional Regulations

FAIRFAX COUNTY ZONING ORDINANCE

ARTICLE 4

COMMERCIAL DISTRICT REGULATIONS

PART 1 4-100 C-1 LOW-RISE OFFICE TRANSITIONAL DISTRICT

4-101 Purpose and Intent

The C-1 District is established to provide areas where non-retail commercial uses such as offices and financial institutions may be located; to provide for such uses in a low intensity manner such that they can be compatible with adjacent single family detached dwellings; and otherwise to implement the stated purpose and intent of this Ordinance.

4-102 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Financial institutions.
4. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
5. Nursery schools and child care centers.
6. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
7. Private schools of general education, private schools of special education.
8. Public uses.
9. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 105 below.
10. Telecommunication facilities.

4-103 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
2. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses

FAIRFAX COUNTY ZONING ORDINANCE

3. Group 8 - Temporary Uses.

4-104 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Colleges, universities
 - B. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - C. Congregate living facilities
 - D. Cultural centers, museums and similar facilities
 - E. Independent living facilities
 - F. Medical care facilities
 - G. Private clubs and public benefit associations
 - H. Quasi-public parks, playgrounds, athletic fields and related facilities
 - I. Alternate uses of public facilities
 - J. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - C. Golf courses, country clubs

4-105 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special

COMMERCIAL DISTRICT REGULATIONS

permit and special exception uses which by their nature must be conducted outside a building.

2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Notwithstanding the definition of financial institution, unmanned bank teller machines shall not be permitted.
6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

4-106 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet

FAIRFAX COUNTY ZONING ORDINANCE

3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-107 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane
 - B. Side yard: No Requirement
 - C. Rear yard: 25 feet
3. Maximum floor area ratio: 0.25
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-108 Open Space

50% of the gross area shall be landscaped open space

4-109 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

COMMERCIAL DISTRICT REGULATIONS

PART 2 4-200 C-2 LIMITED OFFICE DISTRICT

4-201 Purpose and Intent

The C-2 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; to provide for such uses in a low intensity manner such that they can be employed as transitional land uses between higher intensity uses and residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

4-202 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Financial institutions.
4. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
5. Nursery schools and child care centers.
6. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
7. Private schools of general education, private schools of special education.
8. Public uses.
9. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 205 below.
10. Telecommunication facilities.

4-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
2. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
3. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses

FAIRFAX COUNTY ZONING ORDINANCE

4. Group 8 - Temporary Uses.

4-204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Colleges, universities
 - B. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - C. Congregate living facilities
 - D. Cultural centers, museums and similar facilities
 - E. Independent living facilities
 - F. Medical care facilities
 - G. Private clubs and public benefit associations
 - H. Quasi-public parks, playgrounds, athletic fields and related facilities
 - I. Alternate uses of public facilities
 - J. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in banks
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Golf courses, country clubs

COMMERCIAL DISTRICT REGULATIONS

4-205

Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

4-206

Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet

FAIRFAX COUNTY ZONING ORDINANCE

3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-207 Bulk Regulations

1. Maximum building height: 40 feet
2. Minimum yard requirements
 - A. Front yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 25 feet
3. Maximum floor area ratio: 0.50
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-208 Open Space

30% of the gross area shall be landscaped open space

4-209 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

COMMERCIAL DISTRICT REGULATIONS

PART 3 4-300 C-3 OFFICE DISTRICT

4-301 Purpose and Intent

The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Commercial swimming pools, tennis courts and similar courts, indoor.
4. Cultural centers, museums.
5. Eating establishments, limited by the provisions of Sect. 305 below.
6. Financial institutions.
7. Funeral homes.
8. Health clubs.
9. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
10. New vehicle storage, limited by the provisions of Sect. 305.
11. Nursery schools and child care centers.
12. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
13. Private schools of general education, private schools of special education.
14. Public uses.
15. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.
16. Telecommunication facilities.

4-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts

FAIRFAX COUNTY ZONING ORDINANCE

2. Group 5 - Commercial Recreation Uses, limited to:
 - A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts, outdoor
 - C. Indoor archery ranges, fencing and other similar indoor recreational uses
 - D. Miniature golf courses, indoor
 - E. Skating facilities, indoor
3. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses
4. Group 8 - Temporary Uses.

4-304 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Colleges, universities
 - B. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - C. Congregate living facilities
 - D. Independent living facilities
 - E. Medical care facilities
 - F. Private clubs and public benefit associations
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. Alternate uses of public facilities
 - I. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls

COMMERCIAL DISTRICT REGULATIONS

3. Category 4 - Transportation Facilities, limited to:
 - A. Helistops
 - B. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in banks
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Golf courses, country clubs
 - F. Hotels, motels
 - G. Parking, commercial off-street, as a principal use
 - H. Service stations
 - I. Theaters
 - J. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

4-305

Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 100,000 square feet and is designed to contain at least one or more other uses permitted by right. Eating establishments which do not meet

FAIRFAX COUNTY ZONING ORDINANCE

these limitations may be allowed by special exception in accordance with the provisions of Article 9.

6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
7. New vehicle storage shall be permitted by right in accordance with the following:
 - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

COMMERCIAL DISTRICT REGULATIONS

4-306 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-307 Bulk Regulations

1. Maximum building height: 90 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.00
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-308 Open Space

15% of the gross area shall be landscaped open space

4-309 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

COMMERCIAL DISTRICT REGULATIONS

PART 4 4-400 C-4 HIGH INTENSITY OFFICE DISTRICT

4-401 Purpose and Intent

The C-4 District is established to provide areas of high intensity development where predominantly non-retail commercial uses may be located such as office and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-402 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Colleges, universities.
4. Commercial swimming pools, tennis courts and similar courts, indoor.
5. Cultural centers, museums.
6. Eating establishments, limited by the provisions of Sect. 405 below.
7. Financial institutions.
8. Funeral homes.
9. Health clubs.
10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
11. New vehicle storage, limited by the provisions of Sect. 405.
12. Nursery schools and child care centers.
13. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
14. Parking, commercial off-street, as a principal use.
15. Private schools of general education, private schools of special education.
16. Public uses.
17. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 405 below.
18. Telecommunication facilities.

FAIRFAX COUNTY ZONING ORDINANCE

4-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
2. Group 5 - Commercial Recreation Uses, limited to:
 - A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts, outdoor
 - C. Indoor archery ranges, fencing and other similar indoor recreational uses
 - D. Miniature golf courses, indoor
 - E. Skating facilities, indoor
3. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses
4. Group 8 - Temporary Uses.

4-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - B. Congregate living facilities
 - C. Independent living facilities
 - D. Medical care facilities
 - E. Private clubs and public benefit associations
 - F. Quasi-public parks, playgrounds, athletic fields and related facilities
 - G. Alternate uses of public facilities

COMMERCIAL DISTRICT REGULATIONS

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
- 3. Category 4 - Transportation Facilities, limited to:
 - A. Helistops
 - B. WMATA facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in banks
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Golf courses, country clubs
 - F. Hotels, motels
 - G. Service stations
 - H. Theaters
 - I. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

4-405

Use Limitations

- 1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
- 2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 9-309.
- 3. All refuse shall be contained in completely enclosed facilities.
- 4. All uses shall comply with the performance standards set forth in Article 14.
- 5. Eating establishments shall be permitted by right only when such use is located in a building which has a gross floor area of at least 90,000 square feet and is designed to contain at least

FAIRFAX COUNTY ZONING ORDINANCE

one or more other uses permitted by right. Eating establishments which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.

6. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
7. New vehicle storage shall be permitted by right in accordance with the following:
 - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

COMMERCIAL DISTRICT REGULATIONS

- D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-406 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-407 Bulk Regulations

1. Maximum building height: 120 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.65
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-408 Open Space

15% of the gross area shall be landscaped open space

4-409 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

COMMERCIAL DISTRICT REGULATIONS

PART 5 4-500 C-5 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

4-501 Purpose and Intent

The C-5 District is established to provide locations for convenience shopping facilities in which those retail commercial uses shall predominate that have a neighborhood-oriented market of approximately 5000 persons, and which supply necessities that usually require frequent purchasing and with a minimum of consumer travel. Typical uses to be found in the Neighborhood Retail Commercial District include a food supermarket, drugstore, personal service establishments, small specialty shops, and a limited number of small professional offices.

Areas zoned for the C-5 District should be located so that their distributional pattern throughout the County reflects their neighborhood orientation. They should be designed to be an integral, homogeneous component of the neighborhoods they serve, oriented to pedestrian traffic as well as vehicular. The district should not be located in close proximity to other retail commercial uses.

Because of the nature and location of the Neighborhood Retail Commercial District, they should be encouraged to develop in compact centers under a unified design that is architecturally compatible with the neighborhood in which they are located. Further, such districts should not be so large or broad in scope of services as to attract substantial trade from outside the neighborhood.

Generally, the ultimate size of a C-5 District in a given location in the County should not exceed an aggregate gross floor area of 100,000 square feet or an aggregate site size of ten (10) acres.

4-502 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Business service and supply service establishments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Colleges, universities.
5. Commercial swimming pools, tennis courts and similar courts, indoor.
6. Community clubs, centers and meeting halls.
7. Cultural centers, museums.
8. Drive-in banks, limited by the provisions of Sect. 505 below.
9. Drive-through pharmacy, limited by the provisions of Sect. 505 below.
10. Eating establishments.
11. Fast food restaurants, limited by the provisions of Sect. 505 below.
12. Financial institutions.
13. Funeral chapels.

FAIRFAX COUNTY ZONING ORDINANCE

14. Garment cleaning establishments.
15. Health clubs.
16. Kennels, limited by the provisions of Sect. 505 below.
17. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
18. Offices, limited by the provisions of Sect. 505 below.
19. Parking, commercial off-street, as a principal use.
20. Personal service establishments.
21. Private clubs and public benefit associations.
22. Private schools of general education, private schools of special education.
23. Public uses.
24. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below.
25. Quick-service food stores, limited by the provisions of Sect. 505 below.
26. Repair service establishments.
27. Retail sales establishments.
28. Telecommunication facilities.
29. Veterinary hospitals.

4-503

Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - B. Convents, monasteries, seminaries and nunneries
2. Group 4 - Community Uses, limited to:
 - A. Community swimming pools and archery ranges
 - B. Marinas, docks and boating facilities of a private, nonprofit nature

COMMERCIAL DISTRICT REGULATIONS

- C. Swimming clubs and tennis clubs/courts
 - D. Any other recreational or social use, operated by a nonprofit organization, where membership thereto is limited to residents of nearby residential areas
3. Group 5 - Commercial Recreation Uses, limited to:
- A. Billiard and pool halls
 - B. Commercial swimming pools, tennis courts and similar courts, outdoor
 - C. Indoor archery ranges, fencing and other similar indoor recreational uses
 - D. Miniature golf courses, indoor
 - E. Skating facilities, indoor
4. Group 8 - Temporary Uses.

4-504 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Medical care facilities
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 4 - Transportation Facilities, limited to:
 - A. WMATA facilities

FAIRFAX COUNTY ZONING ORDINANCE

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Automobile-oriented uses
 - B. Baseball hitting and archery ranges, outdoor
 - C. Car washes
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Drive-in banks
 - F. Drive-through pharmacy
 - G. Fast food restaurants
 - H. Golf courses, country clubs
 - I. Golf driving ranges
 - J. Marinas, docks and boating facilities, commercial
 - K. Miniature golf courses ancillary to golf driving ranges
 - L. Offices
 - M. Quick-service food stores
 - N. Service stations
 - O. Service station/mini-marts
 - P. Truck rental establishments
 - Q. Vehicle light service establishments

4-505

Use Limitations

1. Fast food restaurants, drive-in banks and quick-service food stores shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located;
or

COMMERCIAL DISTRICT REGULATIONS

- (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.
- B. Fast food restaurants, other than those permitted under Par. 1A above, drive-in banks, and quick-service food stores shall be permitted by right when:
 - (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants, other than those permitted by Par. 1A above, drive-in banks, or quick-service food stores; and
 - (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
- C. For all of the above, the shopping center and the building in which such drive-in bank, fast food restaurant, or quick-service food store is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Drive-in banks, fast food restaurants and quick-service food stores which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

- 2. All business, service, storage, and display of goods shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. The outdoor storage and display of all goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery, mulch and those goods permitted to be sold at a service station or service station/mini-mart.
- 3. All refuse shall be contained in completely enclosed facilities.
- 4. No separate business establishment shall occupy more than 6000 square feet of gross floor area, except one drugstore or other store of general merchandise may occupy up to 30,000 square feet, and a food supermarket may occupy up to 30,000 square feet of gross floor area.
- 5. All uses shall comply with the performance standards set forth in Article 14.
- 6. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:
 - A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.

FAIRFAX COUNTY ZONING ORDINANCE

- B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
7. Offices shall be permitted only subject to the following:
- A. The total gross floor area devoted to office shall not exceed thirty (30) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use up to fifty (50) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
8. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
9. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10)

COMMERCIAL DISTRICT REGULATIONS

square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

10. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.

In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

4-506 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-507 Bulk Regulations

1. Maximum building height: 40 feet
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.30
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-508 Open Space

20% of the gross area shall be landscaped open space

4-509 Additional Regulations

FAIRFAX COUNTY ZONING ORDINANCE

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

COMMERCIAL DISTRICT REGULATIONS

PART 6 4-600 C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT

4-601 Purpose and Intent

The C-6 District is established to provide locations for retail commercial and service uses which are oriented to serve several neighborhoods or approximately 20,000 persons. Typical uses to be found in the C-6 District include those uses found in the C-5, Neighborhood Retail Commercial District, and in addition such uses as a variety-department store, a florist, milliner, furniture store, radio and television repair shop, such specialty stores as children's shoes, gifts, candy, lingerie, liquor, women's apparel, book store, children's wear, toys, haberdashery, athletic goods, and a movie theater.

Development within the district should be encouraged in compact centers that are planned as a unit and preferably confined to one quadrant of an intersection so as to provide for orderly development; maximize comparison shopping; permit one-stop shopping; minimize traffic congestion; and provide for safe and unimpeded pedestrian movement.

Generally, the ultimate size of a C-6 District in a given location in the County should not exceed an aggregate gross floor area of 400,000 square feet or an aggregate site size of forty (40) acres.

4-602 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Business service and supply service establishments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Colleges, universities.
5. Commercial swimming pools, tennis courts and similar courts, indoor.
6. Community clubs, centers and meeting halls.
7. Cultural centers, museums.
8. Drive-in banks, limited by the provisions of Sect. 605 below.
9. Drive-through pharmacy, limited by the provisions of Sect. 605 below.
10. Eating establishments.
11. Fast food restaurants, limited by the provisions of Sect. 605 below.
12. Financial institutions.
13. Funeral homes.
14. Garment cleaning establishments.

FAIRFAX COUNTY ZONING ORDINANCE

15. Health clubs.
16. Kennels, limited by the provisions of Sect. 605 below.
17. Miniature golf courses, indoor.
18. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
19. New vehicle storage, limited by the provisions of Sect. 605.
20. Offices, limited by the provisions of Sect. 605 below.
21. Parking, commercial off-street, as a principal use.
22. Personal service establishments.
23. Private clubs and public benefit associations.
24. Private schools of general education, private schools of special education.
25. Public uses.
26. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 605 below.
27. Quick-service food stores, limited by the provisions of Sect. 605 below.
28. Repair service establishments.
29. Retail sales establishments.
30. Telecommunication facilities.
31. Theatres.
32. Vehicle light service establishments, limited by the provisions of Sect. 605 below.
33. Vehicle transportation service establishments, limited by the provisions of Sect. 605 below.
34. Veterinary hospitals.

4-603

Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school

COMMERCIAL DISTRICT REGULATIONS

- B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses, limited to:
 - A. Community swimming pools and archery ranges
 - B. Marinas, docks and boating facilities of a private, nonprofit nature
 - C. Swimming clubs and tennis clubs/courts
 - D. Any other recreational or social use, operated by a nonprofit organization, where membership thereto is limited to residents of nearby residential areas
- 3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts, outdoor
 - D. Dance halls
 - E. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
 - F. Miniature golf courses, outdoor
 - G. Skating facilities, indoor or outdoor
- 4. Group 8 - Temporary Uses.

4-604 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization

FAIRFAX COUNTY ZONING ORDINANCE

- E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Medical care facilities
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Bus or railroad stations
 - B. Helistops
 - C. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Automobile-oriented uses
 - B. Baseball hitting and archery ranges, outdoor
 - C. Car washes
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Commercial recreation restaurants
 - F. Drive-in banks
 - G. Drive-through pharmacy
 - H. Fast food restaurants
 - I. Golf courses, country clubs
 - J. Golf driving ranges
 - K. Hotels, motels
 - L. Marinas, docks and boating facilities, commercial
 - M. Offices
 - N. Pawnshops
 - O. Quick-service food stores
 - P. Service stations

COMMERCIAL DISTRICT REGULATIONS

- Q. Service station/mini-marts
- R. Truck rental establishments
- S. Vehicle light service establishments
- T. Vehicle sale, rental and ancillary service establishments

4-605 Use Limitations

1. Fast food restaurants, drive-in banks, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or
 - (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.
 - B. Fast food restaurants, other than those permitted under Par. 1A above, drive-in banks, and quick-service food stores shall be permitted by right when:
 - (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 1A above, drive-in banks, or quick-service food stores; and
 - (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
 - C. Vehicle light service establishments shall be permitted by right when located within the main structure of a regional shopping center.
 - D. For all of the above, the shopping center and the building in which such drive-in bank, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Drive-in banks, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

FAIRFAX COUNTY ZONING ORDINANCE

2. All business, service, storage, and display of goods shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. The outdoor storage and display of all goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery, mulch and those goods permitted to be sold at a service station or service station/mini-mart.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:
 - A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
 - B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
6. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
7. Offices shall be permitted only subject to the following:
 - A. The total gross floor area devoted to office shall not exceed twenty-five (25) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use up to fifty (50) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
8. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;

COMMERCIAL DISTRICT REGULATIONS

- B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
9. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
- In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
10. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

FAIRFAX COUNTY ZONING ORDINANCE

Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.

11. New vehicle storage shall be permitted by right in accordance with the following:
 - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-606 Lot Size Requirements

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-607 Bulk Regulations

1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618

COMMERCIAL DISTRICT REGULATIONS

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-608 Open Space

15% of the gross area shall be landscaped open space

4-609 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

COMMERCIAL DISTRICT REGULATIONS

PART 7 4-700 C-7 REGIONAL RETAIL COMMERCIAL DISTRICT

4-701 Purpose and Intent

The C-7 District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area containing 100,000 or more persons. The district should be located adjacent to major transportation facilities, and development within the district should be encouraged in centers that are planned as a unit.

Generally, the C-7 District in a given location in the County should contain an aggregate gross floor area in excess of 1,000,000 square feet.

4-702 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Amusement arcades, limited by the provisions of Sect. 705 below.
3. Bowling alleys.
4. Business service and supply service establishments.
5. Child care centers for occasional care, limited by the provisions of Sect. 705 below.
6. Churches, chapels, temples, synagogues and other such places of worship.
7. Colleges, universities.
8. Commercial swimming pools, tennis courts and similar courts, indoor.
9. Community clubs, centers and meeting halls.
10. Cultural centers, museums.
11. Drive-in banks, limited by the provisions of Sect. 705 below.
12. Drive-through pharmacy, limited by the provisions of Sect. 705 below.
13. Eating establishments.
14. Fast food restaurants, limited by the provisions of Sect. 705 below.
15. Financial institutions.
16. Funeral homes.
17. Garment cleaning establishments.
18. Health clubs.

FAIRFAX COUNTY ZONING ORDINANCE

19. Hotels, motels.
20. Indoor archery ranges, fencing and other similar indoor recreational uses.
21. Kennels, limited by the provisions of Sect. 705 below.
22. Miniature golf courses, indoor.
23. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
24. New vehicle storage, limited by the provisions of Sect. 705.
25. Offices, limited by the provisions of Sect. 705 below.
26. Parking, commercial off-street, as a principal use.
27. Personal service establishments.
28. Private clubs and public benefit associations.
29. Private schools of general education, private schools of special education.
30. Public uses.
31. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 705 below.
32. Quick-service food stores, limited by the provisions of Sect. 705 below.
33. Repair service establishments.
34. Retail sales establishments.
35. Skating facilities, indoor.
36. Telecommunication facilities.
37. Theatres.
38. Vehicle light service establishments, limited by the provisions of Sect. 705 below.
39. Vehicle transportation service establishments, limited by the provisions of Sect. 705 below.
40. Veterinary hospitals.

4-703

Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:

COMMERCIAL DISTRICT REGULATIONS

- A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
- B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses, limited to:
 - A. Marinas, docks and boating facilities of a private, nonprofit nature
 - B. Swimming clubs and tennis clubs/courts
- 3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Billiard and pool halls
 - B. Commercial recreation parks, including mechanical or motorized amusement rides/devices
 - C. Commercial swimming pools, tennis courts and similar courts, outdoor
 - D. Dance halls
 - E. Indoor firing ranges
 - F. Miniature golf courses, outdoor
 - G. Skating facilities, outdoor
 - H. Any other similar commercial recreational use
- 4. Group 8 - Temporary Uses.
- 5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Adult book stores and adult mini motion picture theatres
 - B. Commercial nudity establishments

4-704 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools

FAIRFAX COUNTY ZONING ORDINANCE

- C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Medical care facilities
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. Sports arenas, stadiums as a principal use
3. Category 4 - Transportation Facilities, limited to:
- A. Bus or railroad stations
 - B. Heliports
 - C. Helistops
 - D. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Automobile-oriented uses
 - B. Baseball hitting and archery ranges, outdoor
 - C. Car washes
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Commercial recreation restaurants
 - F. Drive-in banks
 - G. Drive-in motion picture theatres
 - H. Drive-through pharmacy
 - I. Drug paraphernalia establishments
 - J. Fast food restaurants
 - K. Golf courses, country clubs

COMMERCIAL DISTRICT REGULATIONS

- L. Golf driving ranges
- M. Marinas, docks and boating facilities, commercial
- N. Offices
- O. Pawnshops
- P. Quick-service food stores
- Q. Service stations
- R. Service station/mini-marts
- S. Truck rental establishments
- T. Vehicle light service establishments
- U. Vehicle sale, rental and ancillary service establishments
- V. Wholesale trade establishments
- W. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use

4-705 Use Limitations

1. Fast food restaurants, drive-in banks, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or
 - (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.
 - B. Fast food restaurants, other than those permitted under Par. 1A above, drive-in banks, and quick-service food stores shall be permitted by right when:
 - (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other

FAIRFAX COUNTY ZONING ORDINANCE

than those permitted by Par. 1A above, drive-in banks, or quick-service food stores; and

- (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
- C. Vehicle light service establishments shall be permitted by right when located within the main structure of a regional shopping center.
- D. For all of the above, the shopping center and the building in which such drive-in bank, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Drive-in banks, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

- 2. Amusement arcades shall be permitted by right only when such use is located under the roof of the main structure of a regional shopping center.
- 3. All business, service, storage, and display of goods shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. The outdoor storage and display of all goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery, mulch and those goods permitted to be sold at a service station or service station/mini-mart.
- 4. All refuse shall be contained in completely enclosed facilities.
- 5. All uses shall comply with the performance standards set forth in Article 14.
- 6. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:
 - A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
 - B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.

COMMERCIAL DISTRICT REGULATIONS

7. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
8. Offices shall be permitted only subject to the following:
 - A. The total gross floor area devoted to office shall not exceed fifty (50) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use in excess of fifty (50) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
9. Child care centers for occasional care shall be permitted by right only when such uses are located within the main structure of a regional shopping center and shall be subject to the applicable provisions of Chapter 30 of The Code and Sect. 63.1-196 of the Code of Virginia.
10. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.

FAIRFAX COUNTY ZONING ORDINANCE

11. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.

In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

12. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:
 - A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance of refueling or vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.

13. New vehicle storage shall be permitted by right in accordance with the following:
 - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
 - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
 - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
 - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

COMMERCIAL DISTRICT REGULATIONS

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 200 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-707 Bulk Regulations

1. Maximum building height: 90 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
3. Maximum floor area ratio: 0.80, provided however an increase to 1.0 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-708 Open Space

15% of the gross area shall be landscaped open space

4-709 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

COMMERCIAL DISTRICT REGULATIONS

PART 8 4-800 C-8 HIGHWAY COMMERCIAL DISTRICT

4-801 Purpose and Intent

The C-8 District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.

The regulations of this district are designed to accommodate such uses in a manner that will minimize interference with through traffic movements and insure a high standard in site layout, design and landscaping. Uses should be encouraged to group in preplanned concentrations, and where possible, a minimum distance of three (3) miles should be encouraged between such concentrations.

4-802 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Automobile-oriented uses, limited by the provisions of Sect. 805 below.
3. Bowling alleys.
4. Business service and supply service establishments.
5. Churches, chapels, temples, synagogues and other such places of worship.
6. Colleges, universities.
7. Contractor's offices and shops.
8. Commercial swimming pools, tennis courts and similar courts, indoor.
9. Community clubs, centers and meeting halls.
10. Cultural centers, museums.
11. Drive-in banks, limited by the provisions of Sect. 805 below.
12. Drive-through pharmacy, limited by the provisions of Sect. 805 below.
13. Eating establishments.
14. Fast food restaurants, limited by the provisions of Sect. 805 below.
15. Financial institutions.
16. Funeral homes.
17. Garment cleaning establishments.

FAIRFAX COUNTY ZONING ORDINANCE

18. Health clubs.
19. Hotels, motels.
20. Indoor archery ranges, fencing and other similar indoor recreational uses.
21. Kennels, limited by the provisions of Sect. 805 below.
22. Miniature golf courses, indoor.
23. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
24. New vehicle storage, limited by the provisions of Sect. 805.
25. Offices, limited by the provisions of Sect. 805 below.
26. Parking, commercial off-street, as a principal use.
27. Personal service establishments.
28. Private clubs and public benefit associations.
29. Private schools of general education, private schools of special education.
30. Public uses.
31. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 805 below.
32. Quick-service food stores, limited by the provisions of Sect. 805 below.
33. Repair service establishments.
34. Retail sales establishments.
35. Skating facilities, indoor.
36. Telecommunication facilities.
37. Theatres.
38. Vehicle light service establishments, limited by the provisions of Sect. 805 below.
39. Vehicle transportation service establishments, limited by the provisions of Sect. 805 below.
40. Veterinary hospitals.
41. Wholesale trade establishments.

COMMERCIAL DISTRICT REGULATIONS

4-803 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - B. Convents, monasteries, seminaries and nunneries
2. Group 4 - Community Uses, limited to:
 - A. Marinas, docks and boating facilities of a private, nonprofit nature
 - B. Swimming clubs and tennis clubs/courts
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Billiard and pool halls
 - B. Commercial recreation parks, including mechanical or motorized amusement rides/devices
 - C. Commercial swimming pools, tennis courts and similar courts, outdoor
 - D. Dance halls
 - E. Indoor firing ranges
 - F. Miniature golf courses, outdoor
 - G. Skating facilities, outdoor
 - H. Any other similar commercial recreational use
4. Group 8 - Temporary Uses.
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Auction establishments

4-804 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:

FAIRFAX COUNTY ZONING ORDINANCE

- A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Medical care facilities
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. Sports arenas, stadiums as a principal use
3. Category 4 - Transportation Facilities, limited to:
- A. Bus or railroad stations
 - B. Helistops
 - C. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Automobile-oriented uses
 - B. Baseball hitting and archery ranges, outdoor
 - C. Car washes
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Commercial recreation restaurants
 - F. Drive-in banks
 - G. Drive-in motion picture theatres
 - H. Drive-through pharmacy
 - I. Fast food restaurants
 - J. Golf courses, country clubs

COMMERCIAL DISTRICT REGULATIONS

- K. Golf driving ranges
- L. Marinas, docks and boating facilities, commercial
- M. Mini-warehousing establishments
- N. Offices
- O. Pawnshops
- P. Quick-service food stores
- Q. Service stations
- R. Service station/mini-marts
- S. Truck rental establishments
- T. Vehicle light service establishments
- U. Vehicle major service establishments
- V. Vehicle sale, rental and ancillary service establishments
- W. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use

4-805 Use Limitations

1. Fast food restaurants, automobile-oriented uses, drive-in banks, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located; or
 - (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.
 - B. Fast food restaurants, other than those permitted under Par. 1A above, automobile-oriented uses, drive-in banks, and quick-service food stores shall be permitted by right when:

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 1A above, automobile-oriented uses, drive-in banks, or quick-service food stores; and
 - (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
- C. Vehicle light service establishments shall be permitted by right when located within the main structure of a regional shopping center.
- D. For all of the above, the shopping center and the building in which such automobile-oriented use, drive-in bank, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Automobile-oriented uses, drive-in banks, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

2. Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use.
3. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. For all uses the outdoor storage and display of goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery and mulch; provided, however, that this shall not be deemed to preclude outdoor storage by a contractor's office and shop or the outdoor storage or display of goods permitted to be sold at a service station or service station/mini-mart.
4. All outdoor storage and loading areas shall be enclosed by screening and all refuse shall be contained in completely enclosed facilities.
5. The outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as solid waste collection vehicles, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks shall not be permitted.
6. Any establishment involved with the sale or storage of fuel for sale shall be permitted only if the fuel is stored underground.
7. All uses shall comply with the performance standards set forth in Article 14.
8. Except where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:

COMMERCIAL DISTRICT REGULATIONS

- A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
 - B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
9. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
10. Offices shall be permitted only subject to the following:
- A. The total gross floor area devoted to office shall not exceed fifty (50) percent of the maximum floor area permitted on the lot in accordance with the maximum floor area ratio for the district; provided that an increase in office use up to seventy-five (75) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
11. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and

FAIRFAX COUNTY ZONING ORDINANCE

- G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
12. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
- In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
- B. There shall be no maintenance of refueling or vehicles on site.
- C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.

14. New vehicle storage shall be permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
- B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

COMMERCIAL DISTRICT REGULATIONS

- C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
- D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-806 Lot Size Requirements

- 1. Minimum lot area: 40,000 sq. ft.
- 2. Minimum lot width: 200 feet
- 3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-807 Bulk Regulations

- 1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
- 3. Maximum floor area ratio: 0.50, provided however an increase to 0.70 may be permitted by the Board in accordance with the provisions of Sect. 9-618
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-808 Open Space

15% of the gross area shall be landscaped open space

4-809 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.

FAIRFAX COUNTY ZONING ORDINANCE

5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

COMMERCIAL DISTRICT REGULATIONS

FAIRFAX COUNTY ZONING ORDINANCE

PART 9 4-900 C-9 SUPER-REGIONAL RETAIL COMMERCIAL DISTRICT

4-901 Purpose and Intent

The C-9 District is established to provide locations for a full range of retail commercial and service uses which are oriented to serve a regional market area containing 300,000 or more persons. The district should be located adjacent to major transportation facilities, and development within the district should be encouraged in centers that are planned as a unit.

4-902 Permitted Uses

1. Accessory uses as permitted by Article 10.
2. Amusement arcades, limited by the provisions of Sect. 905 below.
3. Business service and supply service establishments.
4. Child care centers for occasional care, limited by the provisions of Sect. 905 below.
5. Churches, chapels, temples, synagogues and other such places of worship.
6. Drive-in banks, limited by the provisions of Sect. 905 below.
7. Drive-through pharmacy, limited by the provisions of Sect. 905 below.
8. Eating establishments.
9. Fast food restaurants, limited by the provisions of Sect. 905 below.
10. Financial institutions.
11. Garment cleaning establishments.
12. Health clubs.
13. Hotels, motels, and conference centers.
14. Kennels, limited by the provisions of Sect. 905 below.
15. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
16. New vehicle storage, limited by the provisions of Sect. 905.
17. Offices, limited by the provisions of Sect. 905 below.
18. Personal service establishments.
19. Private schools of general education, private schools of special education.

COMMERCIAL DISTRICT REGULATIONS

20. Public uses.
21. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 905 below.
22. Quick-service food stores, limited by the provisions of Sect. 905 below.
23. Repair service establishments.
24. Retail sales establishments.
25. Telecommunication facilities.
26. Theatres.
27. Vehicle light service establishments, limited by the provisions of Sect. 905 below.
28. Vehicle transportation service establishments, limited by the provisions of Sect. 905 below.
29. Veterinary hospitals.

4-903 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
2. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial recreation parks, including mechanical or motorized amusement rides/devices
 - D. Commercial swimming pools, tennis courts, and similar courts
 - E. Dance halls
 - F. Indoor firing ranges, archery ranges, golf driving ranges, fencing and other similar indoor recreational uses

FAIRFAX COUNTY ZONING ORDINANCE

- G. Miniature golf courses
 - H. Skating facilities
 - I. Any other similar commercial recreational use
4. Group 8 - Temporary Uses.

4-904 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school
 - D. Colleges, universities
 - E. Cultural centers, museums and similar facilities
 - F. Medical care facilities
 - G. Private clubs and public benefit associations
 - H. Quasi-public parks, playgrounds, athletic fields and related facilities
 - I. Sports arenas, stadiums as a principal use
- 3. Category 4 - Transportation Facilities, limited to:
 - A. Bus or railroad stations
 - B. Heliports
 - C. Helistops
 - D. WMATA facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Automobile-oriented uses

COMMERCIAL DISTRICT REGULATIONS

- B. Baseball hitting and archery ranges, outdoor
- C. Car washes
- D. Commercial off-street parking in Metro Station areas as a temporary use
- E. Commercial recreation restaurants
- F. Drive-in banks
- G. Drive-through pharmacy
- H. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
- I. Fast food restaurants
- J. Offices
- K. Parking, commercial off-street, as a principal use
- L. Quick-service food stores
- M. Service stations
- N. Service station/mini-marts
- O. Vehicle light service establishments
- P. Vehicle sale, rental and ancillary service establishments
- Q. Wholesale trade establishments

4-905

Use Limitations

1. The C-9 District in a given location in the County shall contain a super-regional shopping center and such super-regional shopping center shall have a gross floor area in excess of 1,400,000 square feet.
2. Fast food restaurants, drive-in banks, quick-service food stores and vehicle light service establishments shall be permitted by right in accordance with the following:
 - A. Fast food restaurants without any drive-through facilities shall be permitted by right:
 - (1) When located in a shopping center, and the fast food restaurant does not occupy (a) more than 1500 square feet of gross floor area and (b) more than thirty-five (35) percent of the gross floor area of the building in which located;
or

FAIRFAX COUNTY ZONING ORDINANCE

- (2) When located in a shopping center of 25,000 square feet or more of gross floor area, the fast food restaurant may occupy more than 1500 square feet but not to exceed 2500 square feet of gross floor area, provided that the fast food restaurant does not occupy more than twenty-five (25) percent of the gross floor area of the building in which located.
- B. Fast food restaurants, other than those permitted under Par. 2A above, drive-in banks, and quick-service food stores shall be permitted by right when:
 - (1) Such use is located within a building of a shopping center, which building contains at least six (6) other uses which are not fast food restaurants other than those permitted by Par. 2A above, drive-in banks, or quick-service food stores; and
 - (2) All uses within that building are connected by party walls or partitions to form one continuous structure.
- C. Vehicle light service establishments shall be permitted by right when located within the main structure of a super-regional shopping center.
- D. For all of the above, the shopping center and the building in which such drive-in bank, fast food restaurant, quick-service food store or vehicle light service establishment is located shall be subject to an approved unified site plan. In addition, vehicular access to the use shall be provided only via the internal circulation system of the shopping center.

Drive-in banks, fast food restaurants, quick-service food stores and vehicle light service establishments which do not meet the limitations set forth above may be allowed by special exception in accordance with the provisions of Article 9.

- 3. Amusement arcades shall be permitted by right only when such use is located under the roof of the main structure of a super-regional shopping center.
- 4. All business, service, storage, and display of goods shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use. Except for 250 square feet of accessory outdoor storage and display in accordance with Sect. 17-104, the outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. The outdoor storage and display of all goods shall be subject to Sect. 2-504 and shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery, mulch and those goods permitted to be sold at a service station or service station/mini-mart.
- 5. All refuse shall be contained in completely enclosed facilities.
- 6. All uses shall comply with the performance standards set forth in Article 14.
- 7. Except where already existing or where expressly waived by the Director because of existing physical constraints, site configuration or safety considerations which would preclude strict compliance:

COMMERCIAL DISTRICT REGULATIONS

- A. On a corner lot, no curb cut shall be located closer than sixty (60) feet to the curb line extended of the intersecting street.
 - B. No curb cut, except on a service drive, shall be located closer than twenty (20) feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than forty (40) feet.
 - C. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of forty (40) feet between them.
- 8. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
 - 9. In the aggregate the total gross floor area devoted to office use shall not exceed an area equal to twenty-five (25) percent of the total gross floor area permitted within the district in a given location in accordance with the maximum floor area ratio for such district, provided that an increase in office use in excess of twenty-five (25) percent may be permitted by the Board in accordance with the provisions of Sect. 9-515.
 - 10. Child care centers for occasional care shall be permitted by right only when such uses are located within the main structure of a super-regional shopping center and shall be subject to the applicable provisions of Chapter 30 of The Code and Sect. 63.1-196 of the Code of Virginia.
 - 11. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;

FAIRFAX COUNTY ZONING ORDINANCE

- F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
12. Drive-through pharmacies shall be permitted by right (a) when located on a lot which is not abutting or not across a local or collector street from residentially zoned land, which land is either developed with dwellings or vacant; (b) when the lot is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking; and (c) when there are adequate parking and stacking spaces for the use which are provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not meet these limitations may be allowed by special exception in accordance with the provisions of Article 9.
- In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
13. Except in Commercial Revitalization Districts, vehicle transportation service establishments shall be permitted by right in accordance with the following:
- A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance of refueling or vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
- Vehicle transportation service establishments which are located within a Commercial Revitalization District may be allowed by special exception in accordance with the provisions of Sect. 9-622.
14. New vehicle storage shall be permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to a new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

COMMERCIAL DISTRICT REGULATIONS

- B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
- C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
- D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

4-906 Lot Size Requirements

- 1. Minimum district size: 50 acres; the area requirement may be satisfied by an aggregate area either in a single contiguous configuration of land area or by an aggregate of land areas which would be contiguous except for separations created by public or private streets
- 2. Minimum lot area: No Requirement
- 3. Minimum lot width: No Requirement
- 4. The minimum district size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-907 Bulk Regulations

- 1. Maximum building height: 60 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: 20 feet
- 3. Maximum floor area ratio: 1.00
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-908 Open Space

10% of the gross area shall be landscaped open space

4-909 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

FAIRFAX COUNTY ZONING ORDINANCE

2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.